

Vision Commission Report on Topic 9: Environment

April 2014

The Vision Commission began in January 2009 with the charge to track, measure and report on progress of vision implementation to the community. Beginning November of 2013, the Commission will deliver reports on one of the thirteen Vision Topics using at least three ways to track and measure progress on the Vision:

1. Report the scope of **Implementation Efforts** taken to address strategies and objectives in the Vision document.
2. Recognize **Significant Events** that could have an impact on one or more of the 13 Visions.
3. Develop a set of **Progress Indicators** that will help the community see whether the 13 Visions and their related goals are being fulfilled.

Vision: Columbia residents and businesses conserve all the community's natural resources, work cooperatively to apply best-planning practices, model energy efficiency, transition to renewable energy, and approach zero waste generation.

9.1 Environmental Quality - Columbia and neighboring communities will be a place where air, water, land and natural aesthetic qualities are protected.

9.2 Resource Conservation - Columbia will be a model community that approaches zero waste of all primary and secondary forms of energy and goods, and that implements best management practices in order to protect and conserve its natural resources and intrinsic beauty for future generations.

9.3 Energy Efficiency - Columbia will work toward achieving maximum energy efficiency and transition to renewable energy sources.

The appendix lists those contacted for feedback and comments of those who responded.

Implementation Efforts

Goal	Strategies and Objectives from the Vision	Progress on Implementation
9.1 Environmental Quality	9.1.1 There is an Environmental Plan for Columbia and neighboring communities	Columbia Imagined considers environmental factors
	9.1.2 ICMA (International City/County Management Association) Conference for developers	
	9.1.3 ICMA ideas incorporated into ordinances, codes and policies	
	9.1.4 Natural Resources Committee that prepares an annual report on air, water, land and aesthetic qualities	
9.2 Resource Conservation	9.2.1 Environmental curriculum & educational campaign has been implemented	Various city departments, schools and classrooms do environmental education, but there is no overall plan or coordination
	9.2.2 Annual reports on natural resources	A draft natural resources inventory has been completed has been used in long term planning
	9.2.3 Incentives for recycling, disincentives for trash, the city uses bins instead of bags	there is no incentive for recycling or disincentive for trash, a city attempt to implement bins met significant resistance
	9.2.4 Recycling downtown, for rental properties, other communities in county	9 bins rotate among 33 apartment complexes, and there are 11 drop-off containers around the community
	9.2.5 Ordinance requiring bars and restaurants to recycle	There is not currently an ordinance requiring bars and restaurants to recycle
	9.2.6 Incentives for environmentally based businesses	There are no incentives specifically for environmentally based businesses
9.3 Energy Efficiency	9.3.1 Public benefits fund to implement energy efficiency measures	The city supports or provides energy audits, super saver loans, rebates for high efficiency ac, heat pump rates, solar rebate and net metering to encourage energy efficiency
	9.3.2 Chamber uses Annual Economic Outlook conference to educate on energy use	
	9.3.3 CPS incorporates energy into curriculum	7th Grade Energy Choices curriculum with Columbia Water and Light @ http://www.gocolumbiamo.com/WaterandLight/About_Us/Choices.php

	9.3.4 City-wide education program on energy for all sectors	Water and Light uses various avenues to educate about energy use
	9.3.5 City creates Department of Energy to coordinate public and private sector programs	The city established an Office of Sustainability
	9.3.6 Green building ordinance, model energy code ordinance, time of sale ordinance,	Chapter 11 of City Ordinances already addresses some of this : http://www.gocolumbiamo.com/Council/Code_of_Ordinances_PDF/index.php , Net Zero Home being built
	9.3.7 City mandates LEED Silver or higher for city buildings	There is no mandate, but city policy recommends LEED certification for all new city buildings. Three recent projects are LEED certified - Wabash Station, Fire Station #9 and the City Hall Addition https://www.gocolumbiamo.com/Sustainability/documents/sustain_pw.pdf
	9.3.8 City adopts 2006 International Energy Conservation Code, life cycle accounting for all purchases	The Environment and Energy Commission has recommended that the City adopt the 2012 Energy Code, both commercial and residential texts, for all new construction. Currently the City enforces the 2012 Residential energy code, but only enforces the 2009 Commercial Code. The 2012 Energy Code is significantly stronger than previous codes as far as energy conservation is concerned, by up to 30% over the 2006 Code.

Significant Events in the past year

2013

January

Energy Efficient Demonstration House on West Ash, an idea promoted by People's Visioning

Local interest in natural gas technology for vehicles - http://www.columbiatribune.com/business/saturday_business/local-interest-in-natural-gas-technology-for-vehicles-might-open/article_ac41aa00-6758-11e2-9fbd-001a4bcf6878.html

February

Hinkson progress is made - http://www.columbiatribune.com/news/local/hinkson-progress-is-made/article_26f3c8a2-6ca7-11e2-bbb0-001a4bcf6878.html

March

Panel picks net-zero house plan - http://www.columbiatribune.com/news/local/panel-picks-net-zero-house-plan/article_23818d98-8cce-11e2-95ab-10604b9f6eda.html

Campus sets stormwater plans - http://www.columbiatribune.com/news/local/campus-sets-stormwater-master-plan/article_83472b74-8824-11e2-b2b5-10604b9f6eda.html

Earth Hour celebrated

April

New building hinges on swap to save trees - http://www.columbiatribune.com/news/local/new-building-hinges-on-swap-to-save-trees/article_e5e9a76e-a4b9-11e2-8541-10604b9f6eda.html

Trail neighbor upset over tree loss - http://www.columbiatribune.com/news/local/trail-neighbor-upset-over-tree-loss/article_d9368956-a77f-11e2-ab82-10604b9f6eda.html

Blue Ridge Elementary launches family garden project - http://www.columbiatribune.com/news/education/blue-ridge-elementary-launches-family-garden-project/article_6350aba8-ab77-11e2-b2a3-10604b9f6eda.html

May

Tree Removal Rules get a new look - http://www.columbiatribune.com/news/local/tree-removal-rules-may-get-new-look/article_67650638-b740-11e2-89c9-10604b9f1ff4.html

Tour highlights Hinkson woes - http://www.columbiatribune.com/news/local/tour-highlights-hinkson-creek-s-woes/article_b81f05a8-b9a0-11e2-bf7c-10604b9f6eda.html

June

City Council votes out a report to purchase CNG vehicles with no opportunity for public comment

July

Columbia Water and Light planning for new energy regulations - http://www.columbiatribune.com/news/local/columbia-water-and-light-is-planning-for-new-energy-regulations/article_2fe24178-e13c-11e2-ab47-10604b9f6eda.html

Study shows promise for Hinkson - http://www.columbiatribune.com/news/local/study-shows-promise-for-the-hinkson/article_9c50b30c-f551-11e2-ae68-10604b9f6eda.html

Continued public reaction to implementation of CNG plan for city vehicles (People's Visioning)

August

City runs into problems in test burn of biofuels - http://www.columbiatribune.com/news/local/city-runs-into-problems-during-test-burn-of-mfa-biofuel/article_3e32bd50-0d3a-11e3-980c-10604b9f6eda.html

Nuclear Fusion Conference

September

City Council approves natural gas refueling station

City Council restricts impervious surface to 15% near Rock Bridge Memorial State Park - http://www.columbiatribune.com/news/local/council-approves-subdivision-near-park-adds-stipulations/article_0462198c-156d-11e3-9392-0019bb30f31a.html

City Council approves tougher energy standards for new homes - http://www.columbiatribune.com/news/local/council-approves-tougher-energy-efficiency-rules-for-new-homes/article_1d001f00-1fc4-11e3-9fd6-10604b9f6eda.html

October

City Council adopts Columbia Imagined plan - <http://www.abc17news.com/news/city-council-to-discuss-columbia-imagined-plan/-/18421100/22324148/-/s6dug9z/-/index.html>

Benton Elementary to Install Solar Panels

Hinkson Clean-up

Sewer bond issue would target private common-collector systems - http://www.columbiatribune.com/news/local/sewer-bond-issue-would-target-private-common-collector-systems/article_10de084c-393a-11e3-8972-10604b9f7e7c.html

November

Sewer bond issue passes

Energy Efficiency Expo for Columbia Science Teachers

Boone County streams, lakes land on list of impaired waters - http://www.columbiatribune.com/news/local/boone-county-streams-lakes-land-on-list-of-impaired-waters/article_011f8b2a-4f4b-11e3-a3b5-10604b9f6eda.html

December

City looks toward accommodating electric vehicles - http://www.columbiatribune.com/blogs/after_deadline/city-looks-toward-accommodating-electric-vehicles/article_3d69ff5c-725a-11e3-9a7a-0019bb30f31a.html

Columbia nature school concept piques interest at open house - http://www.columbiatribune.com/news/education/columbia-nature-school-concept-piques-interest-at-open-house/article_742bee8a-642a-11e3-8031-10604b9f6eda.html

Water and Light Advisory Board pushes city to boost solar power - http://www.columbiatribune.com/news/local/water-and-light-advisory-board-pushes-city-to-boost-solar/article_7f4a5f62-7245-11e3-9dcc-10604b9ffe60.html

2014

January

Columbia City Council approves increased renewable energy standards - http://www.columbiatribune.com/news/local/columbia-city-council-approves-increased-renewable-energy-standards/article_7ed8f3ac-77a6-11e3-bd11-001a4bcf6878.html

Ameren Missouri begins cleanup of contaminated soil at Columbia site (in North Village Arts District) - http://www.columbiatribune.com/news/local/ameren-missouri-begins-cleanup-of-contaminated-soil-at-columbia-site/article_2e113932-7edd-11e3-875d-10604b9f6eda.html

Columbia turns discarded Christmas trees into electricity (in bioreactive landfill) - http://www.columbiatribune.com/news/local/columbia-turns-discarded-christmas-trees-into-electricity/article_460d85da-750b-11e3-ae85-10604b9f6eda.html

Columbia turns discarded Christmas trees into electricity - http://www.columbiatribune.com/news/local/columbia-turns-discarded-christmas-trees-into-electricity/article_460d85da-750b-11e3-ae85-10604b9f6eda.html

Stephens College is embracing sustainability - http://www.columbiatribune.com/news/education/stephens-college-is-embracing-sustainability/article_7636f490-7b4a-11e3-b877-10604b9f6eda.html

February

City working out deal for more wind power - http://www.columbiatribune.com/blogs/after_deadline/city-working-out-deal-for-more-wind-energy/article_c71744e4-94d8-11e3-aa14-001a4bcf6878.html

MU joins EPA's Green Power Partnership - http://www.columbiatribune.com/news/education/mu-joins-epa-s-green-power-partnership/article_9ec7d3a4-934e-11e3-a2c2-10604b9f6eda.html

City spending on renewable energy drops in 2013 - http://www.columbiatribune.com/news/local/city-s-spending-on-renewable-energy-drops-in/article_67690a80-8b0c-11e3-b6e3-10604b9f6eda.html

Columbia Power Plant shutdowns in 2012 resulted in emissions drops - http://www.columbiatribune.com/news/local/columbia-power-plant-shutdowns-reduced-emissions-in/article_b6c75c22-9b2d-11e3-8349-10604b9f6eda.html

March

Hinkson Creek group discusses process for draft proposal - http://www.columbiatribune.com/news/local/hinkson-creek-group-discusses-process-for-draft-report/article_3c1cf094-aa06-11e3-94f6-10604b9f6eda.html

Lights dim across Columbia for annual Earth Hour observance - http://www.columbiatribune.com/news/local/lights-dim-across-columbia-for-annual-earth-hour-observance/article_66904a92-b7c1-11e3-a2a1-10604b9f6eda.html

April

Volunteers, city workers, plant 1200 trees to help Hinkson - http://www.columbiatribune.com/news/local/volunteers-city-workers-plant-about-trees-to-help-hinkson-watershed/article_7f96d5fe-bd4f-11e3-88cc-0017a43b2370.html

Columbia Water and Light wants to try to build solar array - http://www.columbiatribune.com/news/local/columbia-water-and-light-wants-to-try-to-build-solar/array/article_2281d930-cbd8-11e3-b167-10604b9f6eda.html

1,800 lb bales of recyclables highlight waste on MU campus - http://www.columbiatribune.com/news/education/pound-bales-of-recyclables-highlight-waste-on-mu-campus/article_a72f06fc-cbd9-11e3-b679-0017a43b2370.html

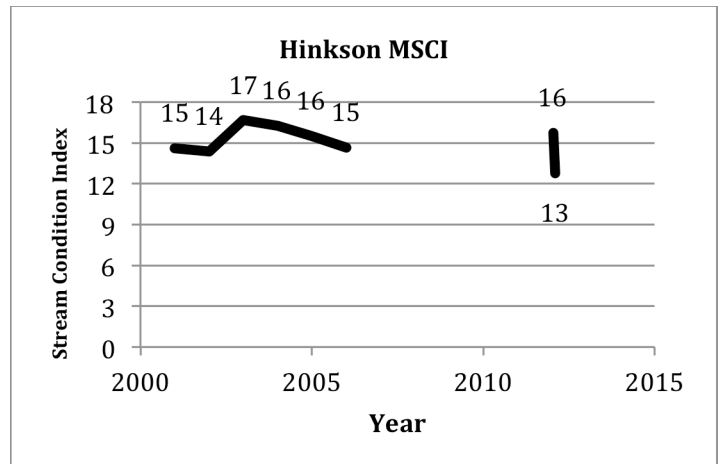
Progress Indicators

9.1 Environmental Quality

Hinkson Macroinvertebrate Stream Condition Index (MSCI)



3M Hinkson Wetlands. Photo: Stormwater Columbia



Rationale – If Columbia has a healthy environment, then the major stream running through the area should be able to support a diverse set of species, including those sensitive to pollution like stonefly, mayfly and caddis fly larvae, collectively “macroinvertebrates”. Stream health is typically measured by the Macroinvertebrate Stream Condition Index (MSCI).

Data Explanation – The index combines total richness, counts of sensitive species, biotic index and Shannon diversity index to form the MSCI. The maximum possible score for a particular stream is based on maximum values obtained from high quality, unpolluted streams that have similar soil and topographic characteristics. For the Hinkson the maximum possible score on the index is 18, the score should be at least 16 to indicate good water quality.

Data Source – For 2012 : <http://www.dnr.mo.gov/env/esp/docs/HinksonCreekYear1BioReport2012.pdf>

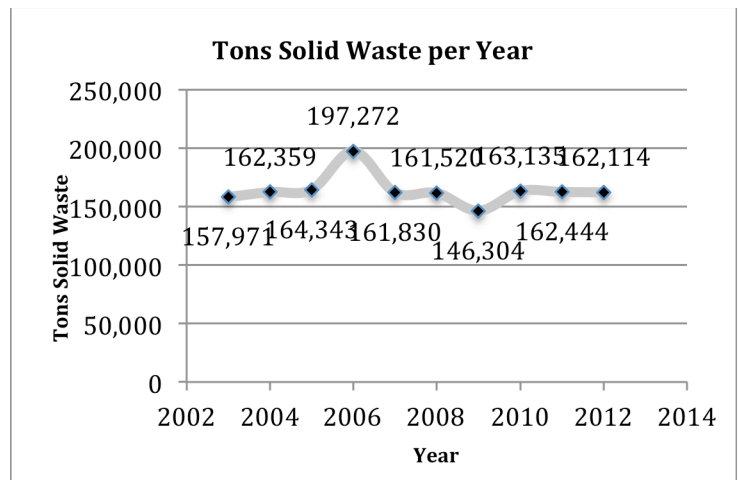
Cautions – There were no data collected 2007 to 2011. Data collected in the fall of 2012 were probably affected by that year’s severe drought.

9.2 Resource Conservation

Tons of Solid Waste



Landfill. Photo: Columbia Sanitary Landfill



Rationale – This indirectly measures recycling and reduction in consumption, and both of these contribute to reduced use of energy and resources.

Data Explanation – Data are tons of waste dropped off at Columbia’s municipal landfill each year. Waste is from all sources, residential, commercial, industrial and construction, and includes sources outside the city limits.

Data Source – Columbia Public Works

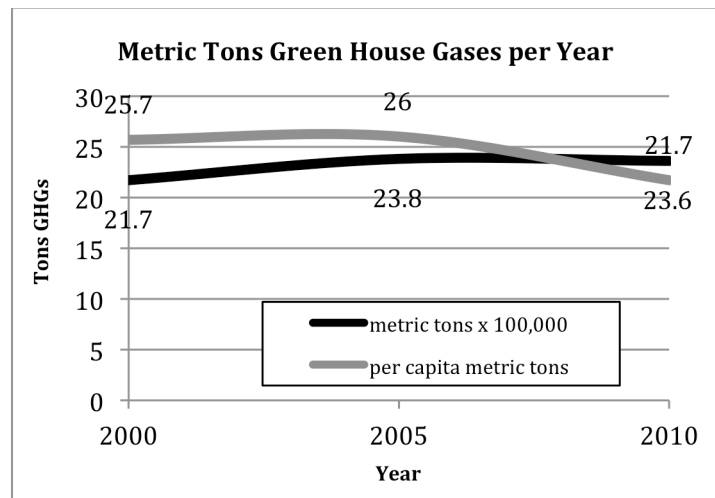
Cautions – The amount of waste may change with regulations and management, for example the handling of yardwaste. They may also change as the service area changes.

9.3 Energy Efficiency

Green House Gas Emissions



Gas Pumps. Photo: US Department of Energy



Rational – This is a measure of how much energy Columbia is using as well as how much it is contributing to total GHG emissions.

Data explanation - Data from 2000, 2005 and 2010 were collected or estimated from energy use, waste and transportation.

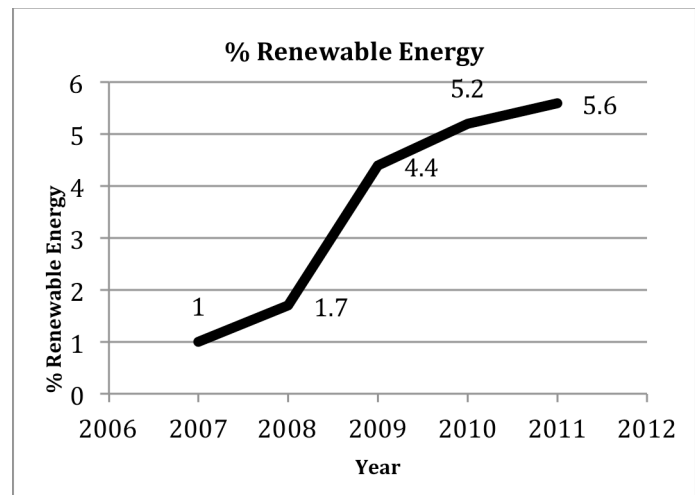
Data source - Office of Sustainability <http://gocolumbiamo.com/Sustainability/documents/MicrosoftWord-ColumbiaGHG2012FINALREPORT.pdf>

Cautions - Electricity production and consumption data, natural gas purchase data, vehicle miles traveled (VMT), and tonnage of waste landfilled were only accepted for use if they were based on the 2010 calendar year and from the most reliable source possible. Some data, specifically precise waste composition and emission coefficients by power plants, was not available for 2010. In these cases, the most recent data from 2007 or later was accepted.

Percent Renewable Energy



Wood Chips. Photo: Missouri Department of Economic Development



Rationale – This is a measure of how successful the city is at finding alternatives to coal, natural gas and nuclear energy for generating electricity.

Data Explanation – Data use the amount of purchased or produced electricity from renewable resources (biomass, wind, solar, landfill gas) divided by the total electricity used.

Data Source – Water and Light Renewable Energy Report <http://www.gocolumbiamo.com/WaterandLight/index.php>

Cautions – No special cautions.

Appendix: Responses to Draft Report

Comments requested from and pending:

Sierra Club – contacted January 29

Comments received

City Sustainability Office – Barbara Buffalo

Jan Weaver met with Ms. Buffalo to review the report and received her assistance in getting information from the Solid Waste Division staff Cynthia Mitchell and Layli Terrill, as well as data from the city report on greenhouse gas emissions and renewable fuel use.

Environment and Energy Commission – Lawrence Lile

Jan Weaver,

The following is the EEC's response to the Visioning Commission's Report on Topic 9 – Environment.

9.2.5 Ordinance requiring bars and restaurants to recycle There is not currently an ordinance

The EEC would support further investigation into such an ordinance. The EEC has a subcommittee that will explore this topic further.

9.3.7 City mandates LEED Silver or higher for city buildings. There is no mandate for LEED or similar certification **Correction:**

Currently the City policy recommends LEED certification for all new city buildings. **(CORRECTED)**

The EEC would support further investigation into the option of strengthening the LEED policy.

9.3.8 City adopts 2006 International Energy Conservation Code, life cycle accounting for all purchases

The EEC has recommended that the City adopt the 2012 Energy Code, both commercial and residential texts, for all new construction. Currently the City enforces the 2012 Residential energy code, but only enforces the 2009 Commercial Code. The 2012 Energy Code is significantly stronger than previous codes as far as energy conservation is concerned, by up to 30% over the 2006 Code.

9.3 Energy Efficiency % Renewable Energy

The EEC has recommended that the City Council increase the requirement for the City's renewable energy requirements above the mandated levels currently in place.

Past year's EEC actions and recommendations: EEC is working on recommendations for upgrading the tree ordinance, have made recommendations on accessory dwelling units and posting utility information on CityView.

Respectfully Yours,

Lawrence Lile, PE
Chair, Environment and Energy Commission

**From Monta Welch, People's Visioning
December 19, 2013**

Jan,

I just now had time to look over more thoroughly the Environment Report for the Vision! I hope you're still working on it and this is not too late to incorporate as you decide. There are considerable concerns as to the conflicting aspects of the community's Vision—how is it able to be rectified or some solutions for this, going forward, as I'm sure you've noticed. One example is the push for the airport, and full-speed-ahead project and development—some taken up below!??

Regarding the 3 ways to 'track & measure':

Maybe these ideas could be noted in this Report and similarly in other Reports**

2) Maybe a note here, underneath, a line somewhere about the more recent data on the faster advance of global climate change/global warming, maybe with specific citations, such as individual science, the Potsdam Study for the World Bank and the World Bank's response, the IPCC, HSBC, others...

3) Here refer to our obligations to the Mayor's Climate Protection Agreement: achievements/reporting/goals set, and if not set yet, why not??

Now, under Implementation, Goals, Strategies, Comments:

9.2.2: Annual Reports on Natural Resources: we need to update with snapshot of development footprint, arial photos, other records that could just automatically go into another data gathering file as we go and augmented by the arial photography or access to some other, easier satellite imaging, etc...to keep an updated file on this***

9.2.6: Incentives for enviro businesses: city should work to contract with and employ, support local enviro businesses...need progress here---

9.3.4: City-wide education: work more with citizens on educational opportunities such as Earth Hour –not as well-developed as local educational efforts 1 month later with Earth Day. These 2 could be 'bookends' to an entire 'going green' month utilized together! CCCC instigated bringing Earth Hour to Columbia and most years other orgs have also participated for a citizen-led collaboration with the city to help support and develop this citizen-led opportunity for further environmental education!! I would like to see more city and citizen action to educate here: continue and add more ideas: educational films/docs at city hall when not booked in the Council Chambers, speakers city could help fund to bring in, early build-up to event so collaborate more with MU, other campuses, and CPS (already doing a decent job but could 'up-it!'). Make sure city works with the citizens and does not 'take-over' a citizen grassroots accomplishment!

9.3.6: Green Building/Energy: with net-zero demonstration affordable home underway, 413 W. Ash, a creative concept happening only due to the efforts of CCCC and now, thru Peoples' Visioning (PV), taking the city's Request for Proposal (RFP) for an energy-efficient build there to a full-blown, affordable, net-zero build. Peoples' Visioning's next goal here is, with the community education and home operation data proving effectiveness, all new builds—including most commercial builds unless a variance is granted—to be an ordinance requiring them to be first, highly energy efficient, then designed and situated efficiently, then renewable energy onsite to all buildings become net-zero! LEED can/will be calculated into many of the steps of this but this is better than only LEED! They need to do this immediately to also reduce future demand as is a 'Caution' on your 9.3 Efficiency/Renewable ending **chart/graph at end of report!**

9.3.7: See above notes/comments***

Under Significant Events I would consider adding these:

December 2012:

A couple of quiet, but important things happened:

City Council Public Comment at the beginning of the 12/3/12 City Council Meeting included testimony/comment/'official' request by all the organizations under the umbrella of Peoples' Visioning to upgrade our RES to 80% by 2015, as you heard me not to your Commission at their latest meeting. PV's request included examples of 4 communities doing more than 80%, at : 100%, 95%, and 86% and explained that PV's ideas and solutions out of our Energy Topic Group could get us most of the way to the goal, if not all the way! This has jump-started, along with PV's further actions and efforts, the recent 'movement' in the city and the boards and commissions, which we were directed to take our ideas/solutions to! **(ADDED)**

Secondly, in the same Council Meeting:

PV, on behalf of our numerous co-sponsoring organizations and individuals across the community, gave strong public testimony AGAINST purchasing property for a CNG fueling station! We gave examples of why we objected and Barbara Hoppe, as a result, made sure to point out in her Council discussion before the vote that this did NOT necessarily mean we were deciding to pursue this direction and the property could always be used for other purposes so she was voting with that line of thinking and understanding on the 'Council table'! Other than the folks selling the property no one spoke for this purchase or the further possible implications of it automatically approving a CNG 'deal' which was not even on the table to be seen or agreed to*** This is the first of a series of NO CNG Fueling Station objections taken by PV and the public over the next year. **(ADDED)**

January 2013:

Energy-efficient demonstration house: this project was taken advantage of by Peoples' Visioning to take everything to the next level or more with engaging to form partnerships to bring net-zero to the project! **(ADDED)**

March 2013:

Again, the concept for a net-zero demonstration came from Peoples' Visioning. Our design incorporated Universal Design elements for life-extension and value of the build to become affordable, net-zero and able to accommodate any disabled situation as well as 'age in place'! We partnered with Habitat for Humanity to also try to help 'green' their energy-efficient homes...(CCCC had tried to do this years ago, and the Director was completely 'closed' to anything).

Earth Hour featuring the net-zero energy affordable home project and design was also held, as an annual (now, as of last year*) educational event for this topic. CCCC also brought Earth Hour to Columbia and worked with the city and community these past years toward greater community awareness on climate change and all its aspects—especially energy! **(ADDED)**

April 2013:

Earth Day: local community efforts to educate and raise awareness continue: PV/CCCC/IFCC and net-zero affordable home participate! As mentioned above, Earth Hour and Earth Day would work well as 'educational bookends' to an entire month of education and community focus/effort on this critical issue/area of concern....

June 2013:

City Council votes out of a Report, with no availability for public comment, to purchase 16 CNG vehicles for our city fleet! This action nearly seals any deal, still not 'on the table' for decision makers to see what the deal actually is/will be, yet here we are taking one more huge leap towards something the Council and citizens have no idea what it will actually end up being: the agreement/contract with Clean Energy, T. Boone Pickens corporation, trying to set up fueling stations for more polluting, dirty energy direction for the next century, at least, across the land! **(ADDED)**

July/August/September 2013:

Public Objection to fracking Mounts all summer to a CNG fueling station, thus opening the entire area/region to CNG!

Several Public Comments were held at City Council meetings every month, offering PV's Renewable Energy Plan for All (PV-REPA*) and other cleaner, safer options, as ways the public would like to see city staff, boards and commissions, and City Council go instead of towards CNG! **(ADDED)**

September 2013:

The public was NOT 'heard' by enough Council Members on CNG and ALL local/area, citizen input—every last testimony, and there were many—were pleading/asking Council to vote NO CNG! We lost this battle for the environment, public health, and local renewable energy and other local economic development ideas to, once again, exporting our dirty energy dollars out of the local economy. This was further objectionable as we are all now investment partners with Pickens & Clean Energy in highly detrimental, unsustainable, finite (thus more cost volatile) fossil fuels we are supposed to be getting away from!

In the same meeting, we did win, as you note, upgrades to home building codes—this did NOT, most unfortunately, also include commercial building codes which remain unchanged and considerably behind! CCCC/PV/numerous others went to bat for building codes and PV, since, and only PV, to my knowledge, has been advocating for upgrades for commercial, as well, starting immediately after and continuing to present. We will continue until accomplished at the next code cycle, or sooner, if we can get it***

October 2013:

City Council adopts Columbia Imagined: Our/PV's concern is how this will impact the work on the document you're reporting on***

CPS/Benton Elementary installs solar panels---how many more CPS schools/buildings have done so??

Hinkson clean-up: and the quality problems are both indicative of the challenges and provide great opportunities for the solutions, if one can get ideas thru city staff!

November 2013:

Engy/Eff Expo for CPS Science teachers: much more needs to be done here—not just what staff thinks should be included*** Net-zero affordable home should have been on the program and PV was not invited, for example....

Impaired waters: PV has lots of solutions....some may require ballot initiative, when you can't work together with staff!

December 2013:

Important MU research on Fracking, just released, stating fracking (horizontal hydraulic fracturing*) has adverse impact on humane hormones. Front page of Trib and on local TV channels, at least Channel 13**

PV notes this, from our own local university, as politely as possible to City Council in Public Comments on the day it was officially released to the public, 12/16/12. This is addition to many other negative reports on the associated problems with fracking, delivered to staff and Council prior to their 9/3/13 Council decision, 4-3, to proceed with CNG...

Jan, I hope this is not too late to be somehow included in your report. Was Dee's point for the already submitted Report on Development, which I have not read yet, included?? It was at her suggestion that it be included that City: Council, staff, boards, commissions, etc... include PV in their purview and some decisions as a resource or body for inclusion or occasional consultation regarding matters of not only development, but also of the Vision, at large, as can be seen here why that might be of help! Maybe it should be noted in all the 13 Reports, as PV is 'the peoples' action to recreate and bring aspects of this earlier Vision to the fore and to fruition, such as they could, with and/or without city government, as it had seemed like this Vision had been stuck on a shelf and left to 'die'....

Thank you for your many efforts on this, and so much more....

Respectfully,

Monta